



12

## Planning Commission Staff Report

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**FROM:** SYDNEY BETHEL, PLANNER II *SB*  
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

**THROUGH:** AMY TEMES, INTERIM PRINCIPAL PLANNER *AT*  
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

**MEETING DATE:** FEBRUARY 6, 2019

**SUBJECT:** DR18-192, VAL VISTA & QUEEN CREEK, LOT 3

**STRATEGIC INITIATIVE:** Economic Development

Attract and retain businesses that serve the local community.

### **REQUEST**

Approve the Finding of Fact and approve DR18-192, Val Vista & Queen Creek, Lot 3: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.12 acres, generally located at the southeast corner of Val Vista Drive and Queen Creek Road, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay.

### **APPLICANT/OWNER**

Company: Diversified Partners  
Name: Alexandra Schuchter  
Address: 7500 E. McDonald Dr., Ste. 100A  
Scottsdale, AZ 85250  
Phone: (480) 205-9625  
Email: [alexandra@dpcrc.com](mailto:alexandra@dpcrc.com)

Company: Diversified Partners  
Name: Walt Brown Jr.  
Address: 7500 E. McDonald Dr.  
Ste. 100A Scottsdale, AZ 85250  
Phone: (480) 383-8190  
Email: [walt@dpcrc.com](mailto:walt@dpcrc.com)

## **BACKGROUND/DISCUSSION**

### **History**

<b>Date</b>	<b>Description</b>
<i>June 24, 2002</i>	Town Council approved Z00-28, San Tan Estates PAD, Ordinance No.1403.
<i>February 15, 2005</i>	Town Council approved Z04-19, a modification to San Tan Estates PAD, Ordinance No. 1629.
<i>March 24, 2011</i>	Town Council approved Z11-01, a modification to San Tan Estates in Ordinance No. 2321.
<i>June 3, 2015</i>	Planning Commission recommended approval of Z15-08 and approved UP15-07 subject to conditions.
<i>June 25, 2015</i>	Town Council approved Z15-08 DeRito Spectrum Planned Area Development Ordinance No. 2542.
<i>March 24, 2016</i>	Town Council approved rezoning for Z15-24 Spectrum Care Ordinance No. 2575.
<i>May 12, 2016</i>	Design Review Board approved the Design Review for DR16-03 Spectrum Care (The Enclave at Gilbert Senior Living).
<i>September 22, 2016</i>	Staff administratively approved the Design Review for DR16-21 CST Store/Valero.
<i>December 5, 2018</i>	The Planning Commission reviewed DR18-192 Val Vista and Queen Creek, Lot 3 as a Study Session item.

### **Overview**

The proposed project includes two (2) buildings, Shops A and Pad A, both situated along Val Vista Road. Shops A is an 8,286 sf proposed multi-tenant retail and restaurant uses with a drive-through located on the west side of the building along Val Vista Drive. The second building proposed, Pad A, is a 1,566 sf restaurant use with a drive-through located to the north of the building along the internal private drive. The subject site is approximately 2.12 acres, generally located at the southeast corner of Val Vista Drive and Queen Creek Road, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay.

The subject site is part of an existing overall site plan, which currently has two (2) developments approved within the mixed use commercial center. The Enclave at Gilbert Senior Living, which was approved under UP15-07 and DR16-03, is the anchor and is located just east of the subject site. The CST Store/Valero, which was approved under DR16-21, is located just north of the subject site. Two (2) additional projects have also recently been submitted in the same vicinity: Val Vista and Queen Creek Retail (DR18-186) and Super Star Car Wash (DR18-193).

### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Shopping Center (SC)	Shopping Center (SC) PAD	Vacant
South	Shopping Center (SC)	Shopping Center (SC) PAD	The Enclave at Gilbert Senior Living
East	Shopping Center (SC)	Shopping Center (SC) PAD	The Enclave at Gilbert Senior Living

West	Shopping Center (SC) & Residential > 2-3.5 DU/Acre	Shopping Center (SC) PAD & Single Family-7 (SF-7) PAD	Val Vista Dr. then Vista del Oro Centre (Commercial Center) & Vista del Oro South (Single Family Homes)
Site	Shopping Center (SC)	Shopping Center (SC) PAD	Vacant

### Project Data Table

Site Development Regulations	Required per LDC and Ordinance No. 2575	Proposed (Lot 3)
Minimum Lot Area (sq. ft. per DU)	N/A	2.12 Acres (net) 2.70 Acres (gross)
Maximum Building Area	210,000 sf	8,286 sf (Shops A) 1,566 sf (PAD A)
Maximum Height (ft.)/Stories	35'/3	25' (Shops A)/ 1 Story 26'-4" (Pad A)/ 1 Story
Minimum Building Setback (ft.)		
Front	to Queen Creek – 25'	25' applicable to Lots 5 and 6 (internal setback Lot 3)
Side (Street)	to Key Biscayne and Val Vista – 20'	20' applicable to all Lots
Rear (Residential)	to Chestnut (Val Vista to Vintage at Legend Ridge entrance) – 75'	75' applicable to Lots 1 and 2 (internal setback Lot 3)
Separation Between Buildings (ft.)	1-story 15' 2-story 20' 3 -story 20'	1-story 15' 2-story 20' 3 -story 20'
Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	25' applicable to Lots 5 and 6 (internal setback Lot 3)
Side (Street)	20'	20' applicable to all Lots
Rear (Residential)	35'	35' Applicable to Lots 1 and 2 (internal setback Lot 3)
Landscape Percentage (% of net lot area)	15%	20.9%
Off-Street Parking and Loading	40 Spaces	87 Spaces

*\*Master Site Plan per Ordinance No. 2575/Projects not subjected to internal setbacks, only perimeter setbacks*

## **DISCUSSION**

### **Site**

The two (2) proposed buildings are situated along Val Vista Road with the parking located internal to the site facing the private drives. Primary access is provided off Val Vista Drive through the two (2) private drives to the north and south. The buildings both contain a drive-through; the drive-

through attached to Shops A wraps around the backside of the building facing Val Vista Road and the drive-through for Pad A primarily abuts the private drive located north of the subject site. Pad A also contains a small outdoor patio positioned at the front of the building. Ample pedestrian connections have been provided within the site and to the greater overall site area. Pedestrian connections proposed are consistent with the previously approved overall site plan.

### **Landscape**

The right-of-way streetscape was installed with Phase I. The subject site blends with the existing streetscape and exceeds the landscape percentage requirements. A combination of Willow Acacia, Mexican Bird of Paradise, Chitalpa, and Heritage Live Oak is utilized for the tree palette. A variety of accent and ground cover plants are proposed, some of which include Baja Ruellia, Red Yucca, Purple Lantana, Cimarron Sage and Torch Glow Bougainvillea. A combination of Heritage Live Oak and Mexican Bird of Paradise has been applied on the eastern border of the site providing additional screening to the residents in the adjacent existing congregate care facility. Foundation landscaping was also added to both buildings

### **Grading and Drainage**

The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division. On-site retention will be provided in the form of underground retention basins.

### **Elevations, Colors, and Materials**

The colors and materials for both Shops A and Pad A are consistent with the approved palette for the overall site. Shops A, has a more diverse color palette proposed with painted stucco as the primary material and stone veneer and metal in medium bronze as accent materials. The proposed color palette is generally earth toned with shades of browns, grays and tans with Pennywise utilized as a pop of copper color.

Pad A includes a more simplistic palette with the base of the building being stone veneer and accents consisting of painted stucco in Cargo Pants, a light neutral color, and metal in a medium bronze. Per study session comments from the Commission, warmer copper colored accents were incorporated onto the building through the addition of Pennywise.

### **Lighting**

There are four (4) lighting types proposed: parking lot, wall mounted, decorative wall sconce and wall mounted bullet flood lights. The on-site lighting is also responsible for lighting half of the adjacent private internal streets within the greater site area. All site lighting will be required to comply with Town codes.

The wall mounted bullet flood light fixtures are proposed above the 14' maximum height requirement to illuminate and accentuate proposed signage on Pad A. Wall-, soffit- mount, and similar exterior building light fixtures in excess of 14' above grade may be approved by the Design Review Board per LDC Section 4.103.A.5. The required additional findings have been incorporated into the attached Findings of Fact.



## **Signage**

Signage is not included in this approval and is shown for reference only. All signage must comply with DR17-1012 the Comprehensive Sign Plan for the Enclave at Gilbert. Administrative Design Review approval is required prior to permitting.

## **PLANNING COMMISSION STUDY SESSION, DECEMBER 5, 2018**

The following comments were brought forth by the Planning Commission members:

- Commission members stated that they would like to see landscape material added between the drive-through areas and the internal streets, specifically in the areas adjacent to residents.
  - *Additional landscaping was added to the northern and southern portions of the site specifically between the drive-throughs and internal streets. Foundation landscaping was also added along both buildings.*
- Commission members discussed the proposed drive-through configuration and how the current layout could cause difficulties for future delivery trucks. Also, they suggested that the drive-through turns be increased to 14' – 20' in width to accommodate for larger vehicles.
  - *The applicant respectfully decided to maintain the exiting drive-through configuration and did not increase the drive-through turns.*
- Commission members stated that they were in favor of the proposed accent lighting feature on Pad A and indicated that it was a nice feature.
  - *The accent lighting features on Pad A have been maintained with a total of twelve (12) wall mounted bullet flood lights included on the building.*
- Commission members stated that they would like to see an incorporation of warmer features integrated into Pad A.
  - *Pennywise, a copper color, was added as an accent color on Pad A.*
- Commission members stated that they were concerned about the refuse area, specifically the small size of the area, which may prohibit future tenants from upgrading to a larger dumpster if needed for their specific use.
  - *The applicant respectfully decided to maintain the existing refuse area.*

## **PUBLIC NOTIFICATION AND INPUT**

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public at this point in time.

## **STAFF RECOMMENDATION**

Approve the Finding of Fact and approve DR18-192, Val Vista & Queen Creek, Lot 3: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.12 acres, generally located at the southeast corner of Val Vista Drive and Queen Creek Road, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission/Design Review Board at the February 6, 2019 public hearing.
2. Administrative Design Review approval is required for all signage prior to submitting for sign permits.

Respectfully submitted,



Sydney Bethel  
Planner II

**Attachments and Enclosures:**

- 1) Findings of Fact
- 2) NOPH
- 3) Aerial Photo
- 4) Master Site Plan
- 5) Site Plan
- 6) Landscape Plan
- 7) Grading and Drainage
- 8) Colors and Materials
- 9) Elevations
- 10) Floor Plan
- 11) Lighting and Details

**FINDINGS OF FACT**  
**DR18-192 VAL VISTA AND QUEEN CREEK, LOT 3**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and the project design provides for safe and efficient provisions of public services.

***The additional findings included below are specific to the exterior building light fixtures in excess of 14 feet above grade and external sign illumination.***

5. The fixtures are used for the purpose of: accentuating architectural features of the building, accentuating signage, accentuating landscape or hardscape features, security, or for service areas; and
6. The fixtures are located on building elevations that do not side onto property designated for residential use in the General Plan.

## **Notice of Public Hearing**

**PLANNING COMMISSION DATE:**

**Wednesday, February 6, 2019\* TIME: 6:00 PM**

**LOCATION: Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, Arizona 85296**

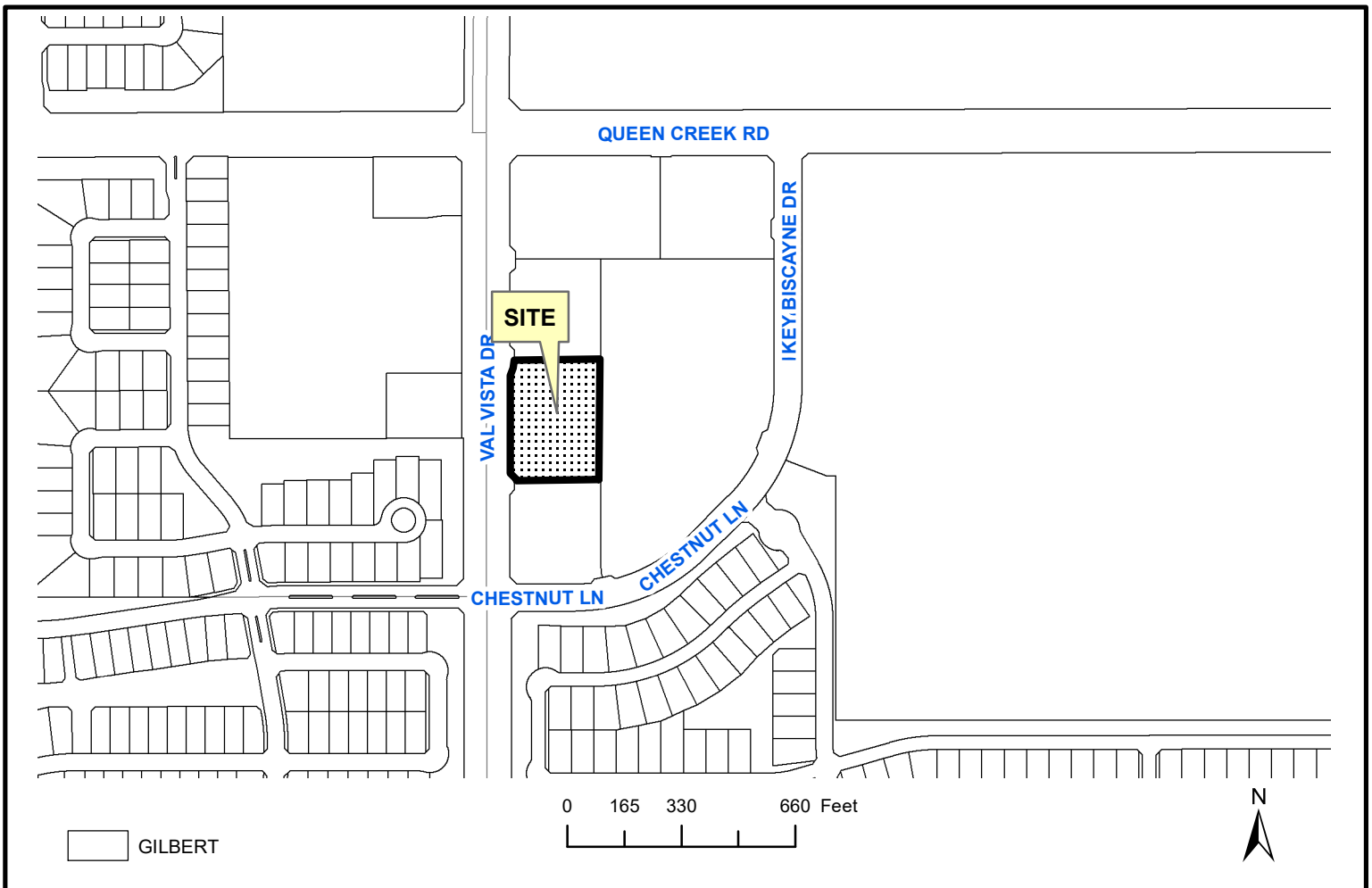
**\* Call Planning Department to verify date and time:  
(480) 503-6721**

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

### **REQUESTED ACTION:**

DR18-192 VAL VISTA & QUEEN CREEK, LOT 3: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.12 acres, generally located at the southeast corner of Val Vista Drive and Queen Creek Road, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay.

### **SITE LOCATION:**



**APPLICANT: Diversified Partners  
CONTACT: Alexandra Schuchter  
ADDRESS: 7500 E. MacDonald Dr., Ste. 100A  
Scottsdale, AZ 85250**

**TELEPHONE: (480) 205-9625  
E-MAIL: [alexandra@dpcrc.com](mailto:alexandra@dpcrc.com)**





SHEET INDEX	
C01	SITE PLAN
C02	PRELIMINARY GRADING AND DRAINAGE PLAN
C03	GRADING DETAILS
C04	DETAILS
C05	WALL PLAN-1
C06	WALL PLAN-2
C07	WALL PLAN-3
C08	WALL PLAN-4
C09	PRELIMINARY UTILITY PLAN
C10	PHASING PLAN
SL1	SITE LIGHTING PHOTOMETRIC PLAN
SL2	ELECTRICAL SCHEDULES AND CUT SHEETS
SL3	PHOTOMETRIC PLAN LAYOUT

### SITE PLAN KEYNOTES

1. PROP. SCREEN WALL
2. PROP. 6" CURB
3. PROP. ADA PARKING SPACES
4. PROP. CURB ACCESS RAMP
5. PROP. TRASH ENCLOSURE
6. PROP. COVERED PARKING
7. PROP. CONCRETE SIDEWALK (WIDTH PER PLAN)
8. PROP. DECEL LANE
9. REMOVE CURB, SAWCUT 2" PAVEMENT
10. PROP. FIRE LANE PATH
11. PROP. BARRICADE
12. EXIST. SIDEWALK TO REMAIN
13. PROP. PAVEMENT
14. PROP. PARKING (STALLS ARE 9' X 18' MIN) WITH 30" OVERHANG
15. RELOCATE EXIST. TRAFFIC SIGN
16. RELOCATE EXIST. LIGHT POLE
17. PROP. MONUMENT SIGN
18. PROP. FLAG POLE, SEE CIVIL DETAILS
19. PROP. VISIBILITY TRIANGLE
20. PROP. DECO PAVING PER TOG STD. DTL. GIL-250, ASHLAR SLATE. COORDINATE WITH ARCHITECT FOR COLOR
21. 50' X 250' ARTERIAL LANDSCAPE SETBACK
22. PROPOSED GAZEBO SEE LANDSCAPE PLANS FOR DETAILS.
23. PROPOSED BIKE RACK SEE LANDSCAPE PLANS FOR DETAILS.
24. PROP. FLUSH RIBBON CURB

### NOTES

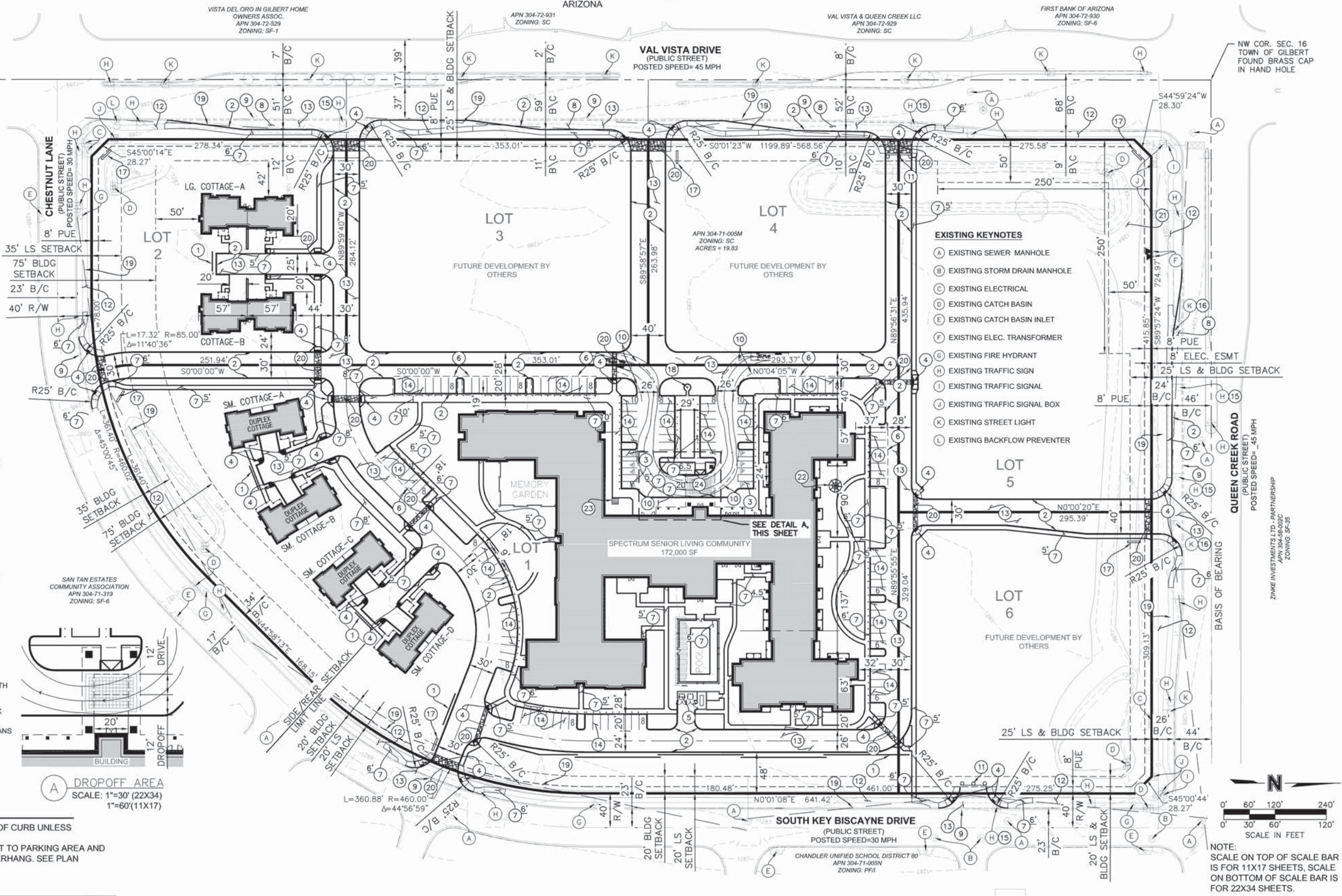
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. MINIMUM 4" SIDEWALK ADJACENT TO PARKING AREA AND 30" TO ACCOMMODATE CAR OVERHANG. SEE PLAN DIMENSION FOR S/W WIDTH.

### LEGEND

SIGN	
STREET LIGHT	
COVERED PARKING	
SUBJECT PROPERTY BOUNDARY	
SECTION LINE	
MONUMENT LINE	
PUBLIC RIGHT-OF-WAY (R/W)	
EASEMENT LINE	
MINOR CONTOUR	
MAJOR CONTOUR	
30" PARKING OVERHANG	

## SITE PLAN

SPECTRUM SENIOR LIVING  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
TOWN OF GILBERT, MARICOPA COUNTY, ARIZONA



SITE DATA: UP15-18 SPECTRUM DEVELOPMENT Z15-25			
NET SITE AREA	(863,662 SQ. FT.) 19.83 AC	BUILDING:	
GROSS SITE AREA	(1,085,855 SQ. FT.) 24.93 AC	TOTAL BLDG S.F. (FLOORS 1-3)	172,000 SQ. FT.
		TOTAL COTTAGE S.F.	20,064 SQ. FT.
ZONING	(SC WITH PAD OVERLAY)	MAXIMUM S.F.	210,000 SQ. FT.
		PARKING REQUIREMENTS:	
		TOTAL REQUIRED:	
CONGREGATE CARE		.5 PKG SPACE/UNIT (190)	95 SPACES
LAND AREA	(261,487 SQ. FT.) 6.00 ACRES	TOTAL PARKING PROVIDED:	134 SPACES

DESIGN TEAM CONTACTS		
OWNER/DEVELOPER	ENGINEER	ARCHITECT
SPECTRUM RETIREMENT COMMUNITIES, LLC	OLSSON ASSOCIATES	GASTINGER WALKER
200 SPRUCE STREET, SUITE 200	7250 NORTH 16TH STREET, SUITE 210	HARDEN+BEETRIPLET BUCK
DENVER, CO 80230	PHOENIX, ARIZONA 85020	KANSAS CITY, MO 64105
PHONE: (303) 360-8812	PHONE: (602) 748-1000	PHONE: (816) 569-0834
FAX: (303) 360-8814	FAX: (602) 748-1001	CONTACT: LAURA SCOTT
CONTACT: MIKE LONGFELLOW	CONTACT: PIM VAN DER GIESSEN	

OLSSON ASSOCIATES

42245 LEONARD J. SWARTZ  
Professional Engineer  
No. 1251  
Arizona, U.S.A.  
Expires 3/31/2017

OLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS DESCRIPTION		REVISIONS	
REV. NO.	DATE		
			2016

SITE PLAN

SPECTRUM SENIOR LIVING

SEC VAL VISTA ROAD AND QUEEN CREEK ROAD

GILBERT, ARIZONA

drawn by: WC

checked by: PV

approved by: PV

QA/QC by: LS

project no.: 014-2396

drawing no.: C01-SITE\_142396.dwg

date: 3/25/16

Call at least two full working days before you begin excavation.

ARIZONA 611

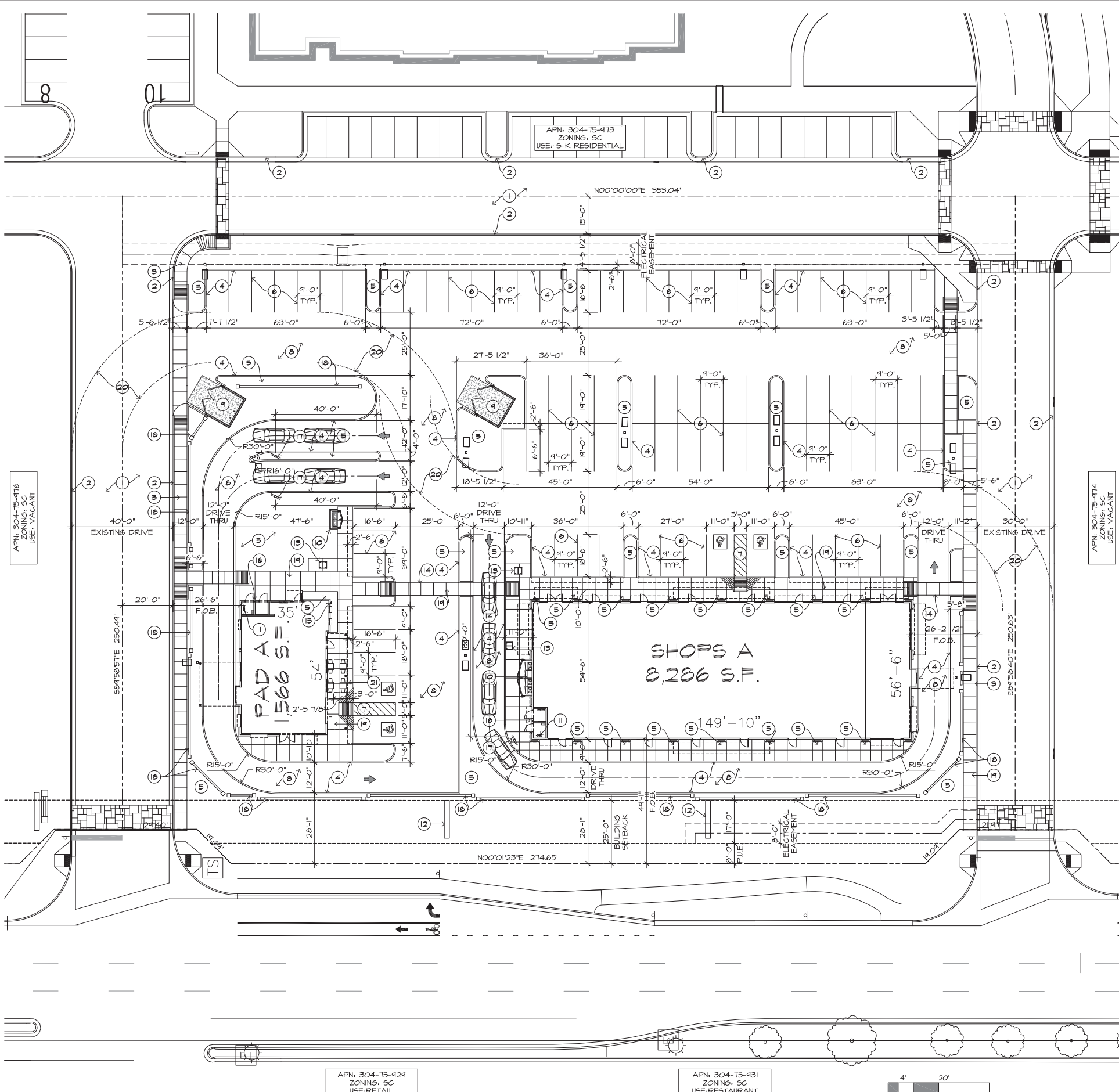
800-944-6111 or 1-800-944-6111 (Toll Free)

in Maricopa County, (602) 253-1100

SHEET C01

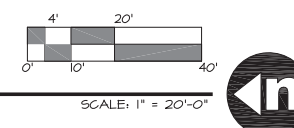
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# PROPOSED SITE PLAN

DR18-192 Val Vista & Queen Creek Lot 3  
Attachment 5: Site Plan  
February 6, 2019



## SITE NOTES

- ALL UTILITY LINES LESS THAN 64 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
- ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
  - FULL RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;
  - SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED, OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;
  - AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
  - THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR;
  - BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
- ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
- PNEUMATIC TUBES, WHETHER METAL OR PLASTIC SHALL BE SET AS FOLLOWS:
  - ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR;
  - ROUTED UNDERGROUND.
- ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTER LESS THAN 2" SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
- ALL FREESTANDING LIGHT POLES SHALL:
  - BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
  - HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR, OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
  - BE LOCATED TO AVOID CONFLICT WITH TREES.
- SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 11.22A OF THE ULDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'. THE MAXIMUM HEIGHT OF A BUILDING MOUNTED LIGHT FIXTURE IS 14'. THE MAXIMUM HEIGHT OF A FREESTANDING LIGHT FIXTURE LOCATED WITHIN 100' OF A RESIDENTIAL ZONING DISTRICT OR PROPERTY DESIGNATED FOR RESIDENTIAL DEVELOPMENT IN THE GENERAL PLAN IS 14'.
- LANDSCAPED AREAS ADJACENT TO THE PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
- COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERVALLIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
- COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
- ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
- EXISTING ON-SITE PLANT MATERIAL DAMAGE DURING CONSTRUCTION SHALL BE REPLACE WITH COMPARABLE SPECIES AND SIZE.

## PROJECT TEAM:

**OWNER:**  
**DIVERSIFIED PARTNERS, LLC**  
1500 EAST McDONALD ROAD, STE. 100A  
SCOTTSDALE, ARIZONA 85250  
CONTACT: ALEXANDRA SCHUCHTER  
PH: (480) 383-8172

**ARCHITECT:**  
**LEVEL4 STUDIO, LLC.**  
6868 NORTH 7TH AVE, STE. 204  
PHOENIX, ARIZONA 85013  
CONTACT: MIKE HILLS  
PH: (602) 514-4420 EXT #2

## SITE DATA

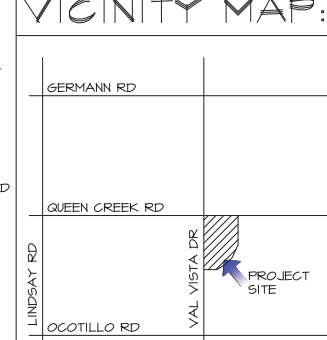
EXISTING ZONING:	SC
ADJACENT ZONING:	SC
NORTH:	SC
SOUTH:	SC
EAST:	SC
WEST:	SC
GROSS SITE AREA:	117,963 S.F.
NET SITE AREA:	92,355 S.F.
LANDSCAPE AREA:	14,936 S.F.
COVERAGE PERCENTAGE:	20.4%
APN:	304-15-415
BUILDING AREA:	
PAD A (RESTAURANT)	1,566 SF
SHOPS A (RETAIL/REST.)	8,286 SF
TOTAL BUILDING AREA:	9,852 SF
PATIO AREA	140 SF
LOT COVERAGE:	10.6%
PARKING REQUIREMENTS:	
REQUIRED:	40 SPACES - (1 SPACE PER 250 SQ. FT. SHOPPING CENTER)
REQUIRED:	1 SPACE - (1 SPACE PER 400 SQ. FT. - PATIO)
PROVIDED:	81 SPACES
ACCESSIBLE PARKING:	
REQUIRED:	4 SPACES (1 PER 25 SPACES)
PROVIDED:	4 SPACES PROVIDED
BICYCLE PARKING:	
REQUIRED:	9 SPACES (1 PER 10 PARKING SPACES)
PROVIDED:	12 SPACES

## KEYNOTES

- EXISTING DRIVE TO REMAIN.
- EXISTING CONCRETE CURB TO REMAIN, TYP.
- EXISTING SIDEWALK TO REMAIN.
- PROPOSED 6" CONCRETE CURB, TYP.
- PROPOSED LANDSCAPE AREA/PLANTER
- PROPOSED 4" WIDE PARKING STRIPE
- PROPOSED ACCESSIBLE PARKING STALLS.
- PROPOSED ASPHALT PAVING.
- PROPOSED TRASH ENCLOSURE TO MATCH CITY OF GILBERT STANDARDS.
- SCREENED SERVICE ENTRANCE SECTION (SES)
- 5'x5' FIRE RISER ROOM LOCATION.
- PROPOSED MONUMENT SIGN LOCATION, UNDER SEPARATE REVIEW AND PERMIT.
- PROPOSED LOCATION OF BICYCLE PARKING SPACES.
- CONCRETE SIDEWALK (ACCESSIBLE PATH)
- PROPOSED FDC LOCATION.
- PROPOSED KNOX BOX LOCATION.
- PROPOSED MENU BOARD LOCATION.
- PROPOSED 3'-0" HIGH SCREEN WALL TO MATCH PAD SITE DEVELOPMENT GUIDELINES VAL VISTA 4 QUEEN CREEK
- HEAVY DASHED LINE INDICATES PEDESTRIAN ACCESS THROUGH SITE.
- DASHED ARCS INDICATE EMERGENCY ACCESS THROUGH SITE, 35' INSIDE DIAMETER AND 55' OUTSIDE DIAMETER.
- DASHED AREA INDICATE PATIO AREA.

DATE: 01.10.2019

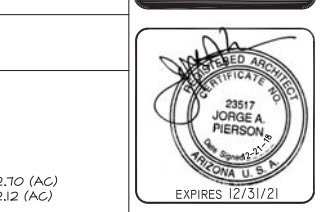
## VICINITY MAP:



**LEVEL4 STUDIO**

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+602.374.4920 T.  
+602.374.4922 F.  
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# PROPOSED SITE PLAN

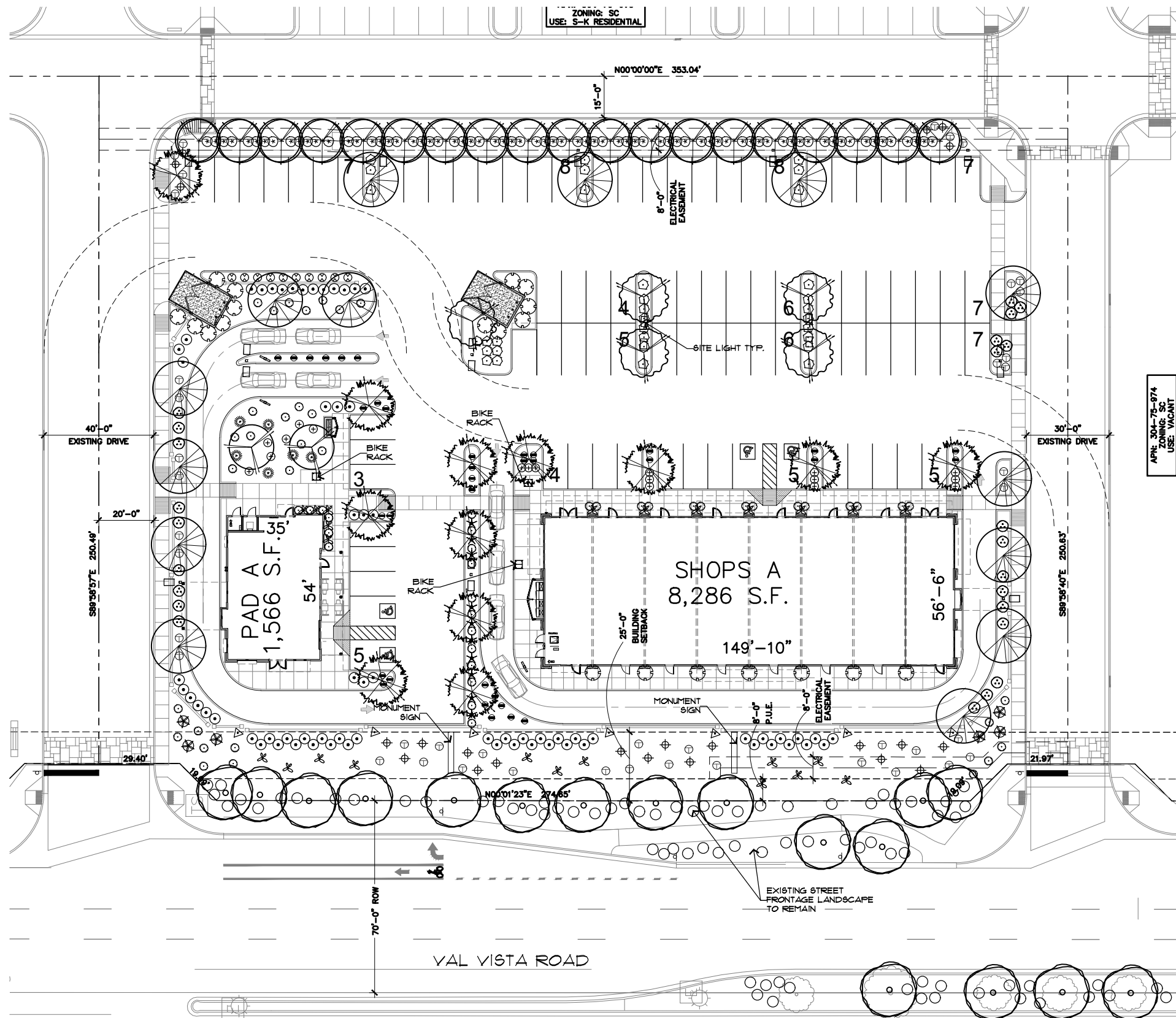
## S.E.C. VAL VISTA DRIVE AND QUEEN CREEK ROAD

## GILBERT, ARIZONA

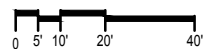
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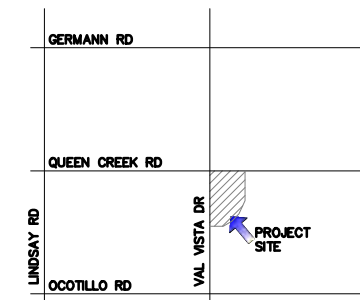


PLANTING PLAN  
SCALE: 1"=20'-0"



VICINITY MAP:

SCALE: N.T.S.



Collaborative V  
Design Studio Inc.  
7116 East 1st Ave.,  
Suite 103  
Scottsdale, Arizona  
85251  
office: 480-347-0590  
fax: 480-656-6012



PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES					
(Symbol)	Existing Tree To Remain		Varies		
(Symbol)	Acacia salicina	Willow Acacia	24" Box	14	Standard Trunk Dense Canopy
(Symbol)	Caesalpinia Mexicana	Mexican Bird of Paradise	24" Box	2	Multi-Trunk Dense Canopy
(Symbol)	Chitalpa tashkentensis	Chitalpa	24" Box	12	Multi-Trunk Dense Canopy
(Symbol)	Quercus virginiana 'Heritage'	'Heritage' Southern Live Oak	24" Box	5	Standard Trunk Dense Canopy
(Symbol)	Quercus virginiana 'Heritage'	'Heritage' Southern Live Oak	48" Box min. 14" X 10" w	19	Standard Trunk Dense Canopy
CACTI/ACCENTS					
(Symbol)	Agave desertiana	Agave	5-Gal	6	As Per Plan
(Symbol)	Bougainvillea 'Torch Glow'	'Torch Glow' Bougainvillea	5-Gal	7	As Per Plan
(Symbol)	Dasylirion Longissimum	Toothless Spoon	5-Gal	6	As Per Plan
(Symbol)	Hesperaloe Funifera	Giant Hesperaloe	5-Gal	10	As Per Plan
(Symbol)	Hesperaloe Parviflora	Red Yucca	5-Gal	22	As Per Plan
(Symbol)	Pedicularis Macrocarpus	Lady Slipper	5-Gal	24	As Per Plan
SHRUBS					
(Symbol)	Existing Shrub To Remain				
(Symbol)	Caesalpinia pulcherrima	Red Bird of Paradise	15-Gal	71	15 Gal. 3' O.C.
(Symbol)	Eremophila maculata 'Valentine'	'Valentine' Emu Bush	5-Gal	10	As Per Plan
(Symbol)	Justicia spicigera	Mexican Honeysuckle	5-Gal	18	As Per Plan
(Symbol)	Leucophyllum langmaniae 'Rio Bravo'	'Rio Bravo' Sage	5-Gal	67	As Per Plan
(Symbol)	Leucophyllum zygophyllum 'Cimarron'	'Cimarron' Sage	5-Gal	24	As Per Plan
(Symbol)	Ruellia perennularis	Baja Ruellia	5-Gal	32	As Per Plan
(Symbol)	Tecoma 'Orange Jubilee'	'Orange Jubilee' Tecoma	5-Gal	20	As Per Plan
GROUND COVERS					
(Symbol)	Eremophila glabra 'Mingens gold'	Outback Sunrise	1-Gal	35	As Per Plan
(Symbol)	Lantana montevidensis	Purple Lantana	1-Gal	61	As Per Plan
(Symbol)	Lantana 'New Gold'	'New Gold' Lantana	1-Gal	44	As Per Plan

MISCELLANEOUS

Decomposed Granite - Size: 1/2" Screened  
Color: Express Gold  
2" depth in all planting areas (Typ)

LANDSCAPE SITE DATA

TOTAL NET SITE AREA	92,248	SQ. FT.	2.12	AC.
SQUARE FOOTAGE OF ON-SITE LANDSCAPING	19,441	SQ. FT.	21	% OF SITE
SQUARE FOOTAGE OF PUBLIC RIGHT-OF-WAY LANDSCAPING	3,148	SQ. FT.		
SQUARE FOOTAGE OF ON-SITE + ROW LANDSCAPING	22,589	SQ. FT.		

NOTE:  
ALL LANDSCAPING SHALL COMPLY WITH TOWN OF GILBERT STANDARD DETAIL 93 AT TIME OF  
INSTALLATION. ALL TREES WITHIN THE SIGHT LINE SHALL CANOPY AT 7' WHEN INSTALLED AND NO  
VEGETATION OR HARDSCAPE THAT WILL BE ABOVE 24" (AT MATURITY) WILL BE ALLOWED WITHIN  
THE SIGHT LINE.

LANDSCAPE IMPROVEMENTS  
S.E.C. Val Vista & Queen Creek  
Gilbert, Arizona

DESIGNED BY:	AH
DRAWN BY:	AH
CHECKED BY:	AH/MD
DATE:	09/26/18
REVISION:	10/30/18 City Comments
	12/21/18 City Comments

Planting Plan





Client:

SHOPS AT THE ENCLAVE AT GILBERT  
SEC VAL VISTA AND QUEEN CREEK  
GILBERT, ARIZONA

Project Title:



Rev.	Date	Description

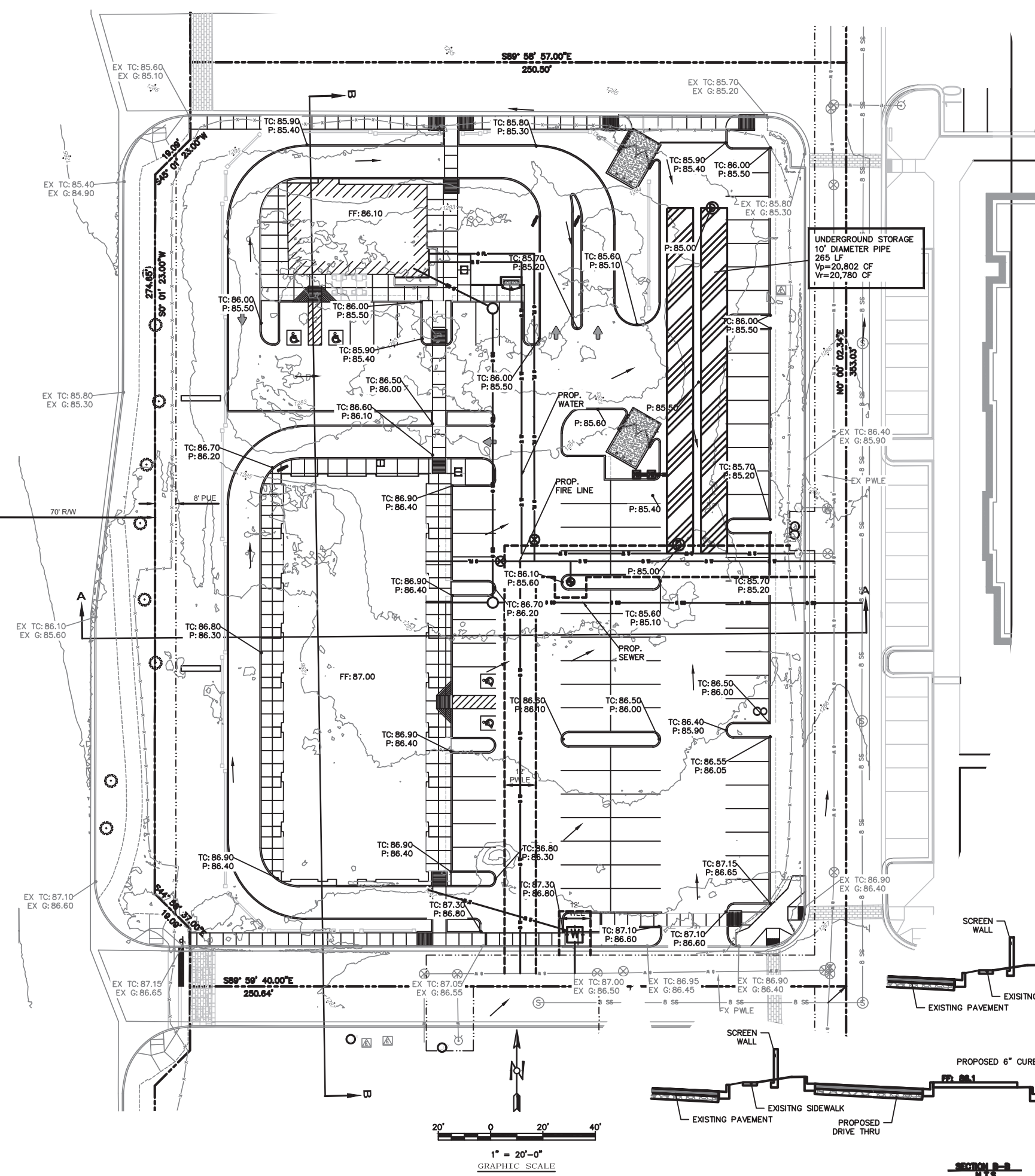
Project #: 62180135.000  
Drawn By: BR  
Checked By: MH  
Issue Date: 01.07.2019  
Sheet Title:

PRELIMINARY  
GRADING PLAN

C1

Sheet: of

PPA-2018-00063



GERMANN ROAD

QUEEN CREEK ROAD

VAL VISTA ROAD

KEY BISCAYNE DR.

GREENFIELD ROAD

VICINITY MAP

N.T.S.

RETENTION REQUIRED:

SITE AREA:	92,357 SF
WEIGHTED C:	0.90
D(FT):	0.25
VREQ:	20,780CF

RETENTION PROVIDED:

UNDERGROUND STORAGE: 10" DIAMETER PIPE (78.5 CF/LF)  
265x78.5= 20,802 CF

PROJECT DATA

GROSS AREA:	92,357 SF
NET AREA:	92,357 SF

UNDERGROUND STORAGE  
10" DIAMETER PIPE  
265 LF  
Vp=20,802 CF  
Vr=20,780 CF

PROP. WATER

PROP. FIRE LINE

PROP. SEWER

SCREEN WALL

PROPOSED 6" CURB

EXISTING PAVEMENT

EXISTING SIDEWALK

PROPOSED DRIVE THRU

PROPOSED PARKING LOT

EXISTING PAVEMENT

SECTION A-A  
N.T.S.

PROPOSED 6" CURB

EXISTING PAVEMENT

EXISTING SIDEWALK

PROPOSED DRIVE THRU

PROPOSED PARKING LOT

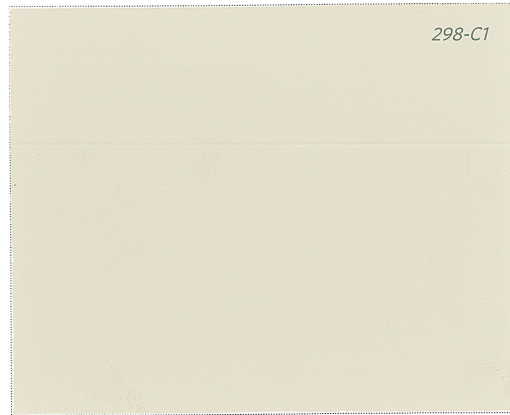
PROPOSED DRIVE THRU

PROPOSED DRIVE THRU

EXISTING PAVEMENT







STUCCO FINISH  
COLOR: SHERWIN WILLIAMS  
SW 7738 "CARGO PANTS"



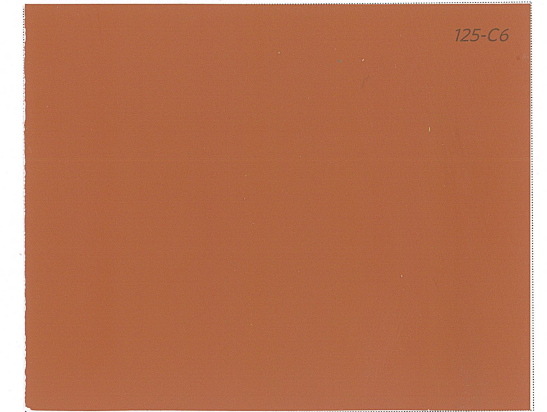
STUCCO FINISH  
COLOR: SHERWIN WILLIAMS  
SW 7052 "GRAY AREA"



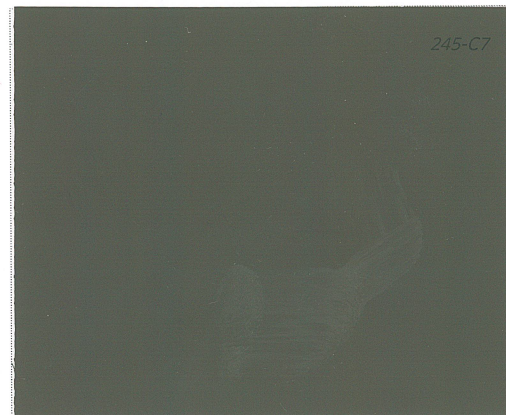
STUCCO FINISH  
COLOR: SHERWIN WILLIAMS  
SW 6172 "HARDWARE"



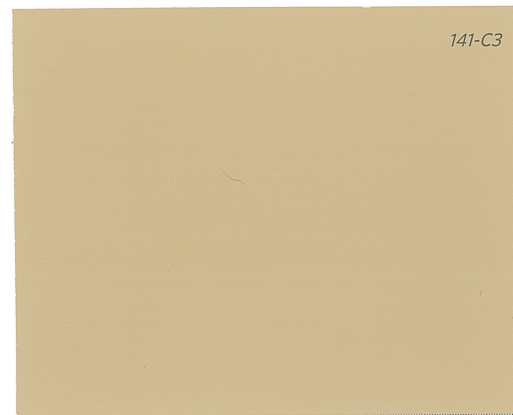
STUCCO FINISH  
COLOR: SHERWIN WILLIAMS  
SW 7515 "HOMESTEAD BROWN"



STUCCO FINISH  
COLOR: SHERWIN WILLIAMS  
SW 6349 "PENNYWISE"



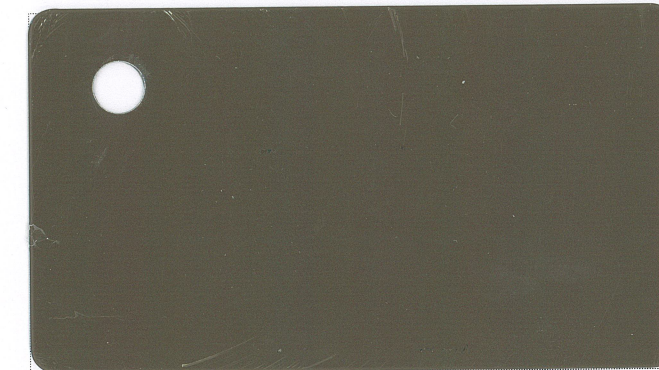
STUCCO FINISH  
COLOR: SHERWIN WILLIAMS  
SW 7048 "URBANE BRONZE"



STUCCO FINISH  
COLOR: SHERWIN WILLIAMS  
SW 6122 "CAMELBACK"



STUCCO FINISH  
COLOR: SHERWIN WILLIAMS  
SW 6100 "PRACTICAL BEIGE"



METAL ACCENTS  
KYNAR 500  
"MEDIUM BRONZE"



STONE VENEER  
CULTURED STONE  
SOUTHERN LEDGESTONE  
ECHO RIDGE



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REGISTERED ARCHITECT  
23517  
JORGE A  
PIERSON  
12-21-18  
AZ  
EXPIRES 12/31/18

**PAD 'A'**  
SEC VAL VISTA DRIVE AND QUEEN CREEK ROAD  
GILBERT, ARIZONA

A3.1 EXTERIOR ELEVATIONS	
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FRONT ELEVATION (EAST)



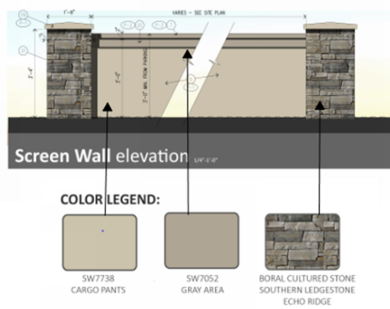
REAR ELEVATION (WEST)



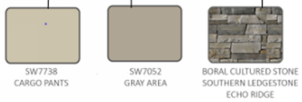
SIDE ELEVATION (NORTH)



SIDE ELEVATION (SOUTH)



COLOR LEGEND:



NOTE:  
SIGNS SHOWN FOR REFERENCE ONLY

<b>A</b>	STUCCO FINISH SHERWIN WILLIAMS SW7738 CARGO PANTS	<b>B</b>	STUCCO FINISH SHERWIN WILLIAMS SW7052 GRAY AREA	<b>C</b>	STUCCO FINISH SHERWIN WILLIAMS SW6172 HARDWARE	<b>D</b>	STUCCO FINISH SHERWIN WILLIAMS SW7515 HOMESTEAD BROWN	<b>E</b>	STUCCO FINISH SHERWIN WILLIAMS SW6349 PENNYWISE	<b>F</b>	STUCCO FINISH SHERWIN WILLIAMS SW7048 URBANE BRONZE	<b>G</b>	STUCCO FINISH SHERWIN WILLIAMS SW6122 CAMELBACK	<b>H</b>	STUCCO FINISH SHERWIN WILLIAMS SW6108 LATTE	<b>I</b>	METAL ACCENTS KYNAR 500 MEDIUM BRONZE	<b>J</b>	STONE VENEER CULTURED STONE SOUTHERN LEDGESTONE ECHO RIDGE
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**SHOPS 'A'**  
SEC VAL VISTA DRIVE AND QUEEN CREEK ROAD  
GILBERT, ARIZONA

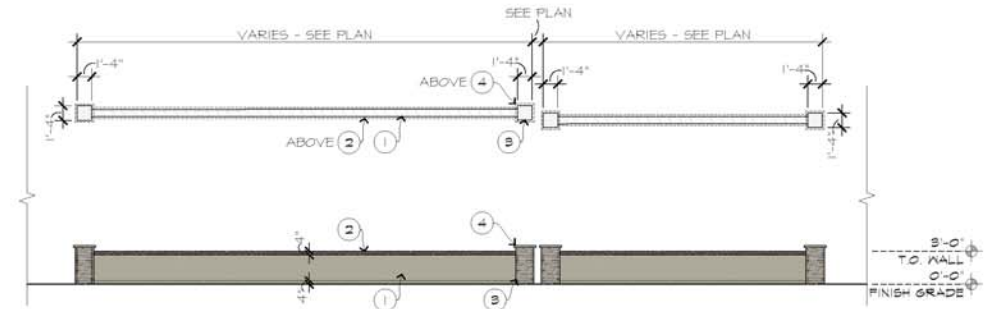
A3.1		EXTERIOR ELEVATIONS	
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L4S#18701

⊙ KEYNOTES:

1. SCREEN WALL, 8'X8'X16 C.M.U. - STUCCO FINISH (SMOOTH SAND) PAINTED - COLOR: SHERWIN WILLIAMS SWT5025 GRAY AREA.
2. SCREEN WALL CAP - 10'X4'X16 C.M.U. - STUCCO FINISH (SMOOTH SAND) PAINTED - COLOR: SHERWIN WILLIAMS SWT5048 URBANE BRONZE.
3. PILASTER - 8'X8'X16 C.M.U. - STONE VENEER CULTURED STONE - SOUTHERN LEDGESTONE - ECHO RIDGE.
4. CAPSTONE - NATURAL GRAY CAST STONE.

### Reference colors and materials for screen wall on A3.1

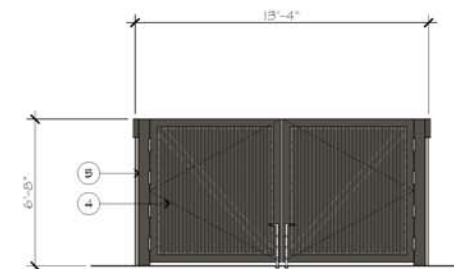


### 7 TYPICAL SCREEN WALL PLAN/ELEVATION

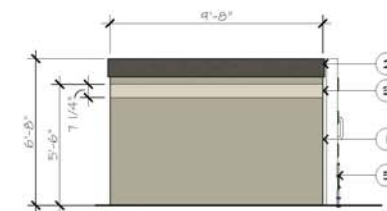
SCALE: 1/8" = 1'-0"

DETAIL NOTES:

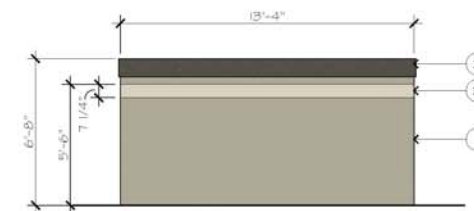
1. REFUSE ENCLOSURE WALL - 8'X8'X16 C.M.U. - STUCCO FINISH (SMOOTH SAND) PAINTED - COLOR, SHERWIN WILLIAMS SW7052 GRAY AREA.
2. REFUSE ENCLOSURE WALL CAP - 10'X8'X16 C.M.U. - STUCCO FINISH (SMOOTH SAND) PAINTED - COLOR, SHERWIN WILLIAMS SW7048 URBANE BRONZE.
3. ACCENT BAND - STUCCO OVER 1/2" CEMENT BOARD (SMOOTH SAND) PAINTED - COLOR, SHERWIN WILLIAMS SWTT38 CARGO PANTS.
4. METAL GATE - SOLID METAL 'B' DECK - PAINTED - COLOR, SHERWIN WILLIAMS SW7052 GRAY AREA.
5. STEEL TUBE POST - PAINTED - COLOR, SHERWIN WILLIAMS SW7052 GRAY AREA.



A FRONT ELEVATION



B SIDE ELEVATION



C REAR ELEVATION

5 SINGLE REFUSE ENCLOSURE  
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

**PROPOSED SITE PLAN**  
SEC VAL VISTA DRIVE AND QUEEN CREEK ROAD  
GILBERT, ARIZONA

## SITE DETAILS

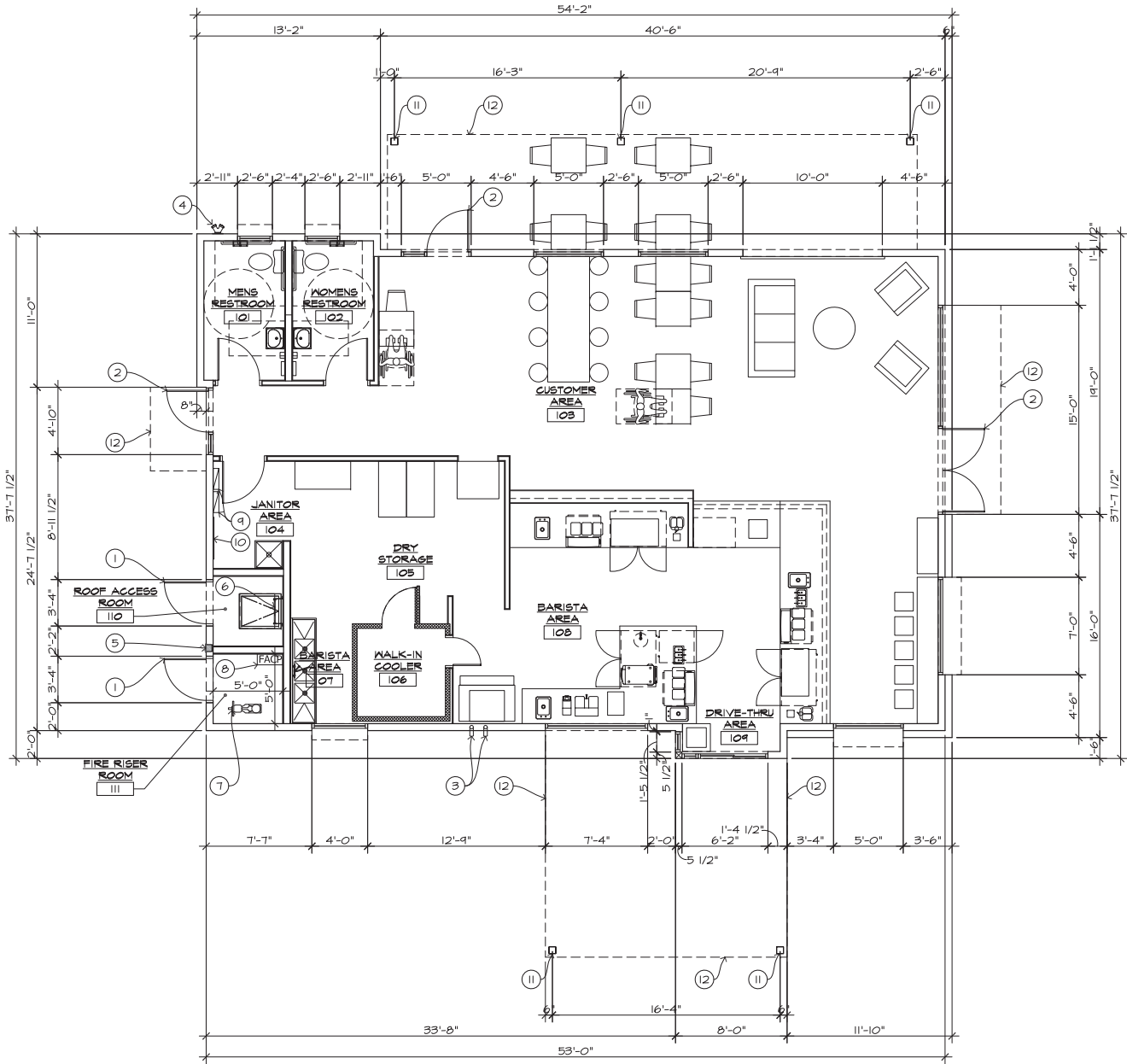
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1 PAD 'A' FLOOR PLAN - (1,566 S.F.)



SCALE: 3/16" = 1'-0"



KEYNOTES:

1. HOLLOW METAL DOOR AND FRAME, REFER TO ELEVATIONS FOR COLOR.
2. ALUMINUM STOREFRONT DOOR AND FRAME, REFER TO ELEVATIONS FOR COLOR.
3. DOWNSPOUT NOZZLE AT ROOF DRAIN AND OVERFLOW AT 12" ABOVE GRADE.
4. WALL MOUNTED FDC, REFER TO FIRE SPRINKLER PLANS UNDER SEPARATE REVIEW AND SUBMITTAL.
5. KNOX BOX, 3200 SERIES, ALUMINUM #3206, RECESSED INTO EXTERIOR WALL.
6. ROOF ACCESS LADDER.
7. FIRE RISER.
8. FIRE CONTROL ALARM PANEL.
9. ELECTRICAL PANELS.
10. TELEPHONE MOUNTING BOARD.
11. 6x6 STEEL COLUMN, REFER TO ELEVATIONS FOR COLOR.
12. DASHED LINE INDICATES AWNING/CANOPY ABOVE, REFER TO ELEVATIONS FOR COLOR.

PROPOSED SITE PLAN  
S.E.C. VAL VISTA DRIVE AND QUEEN CREEK ROAD  
GILBERT, ARIZONA

PAD 'A' - FLOOR PLAN

A2.1

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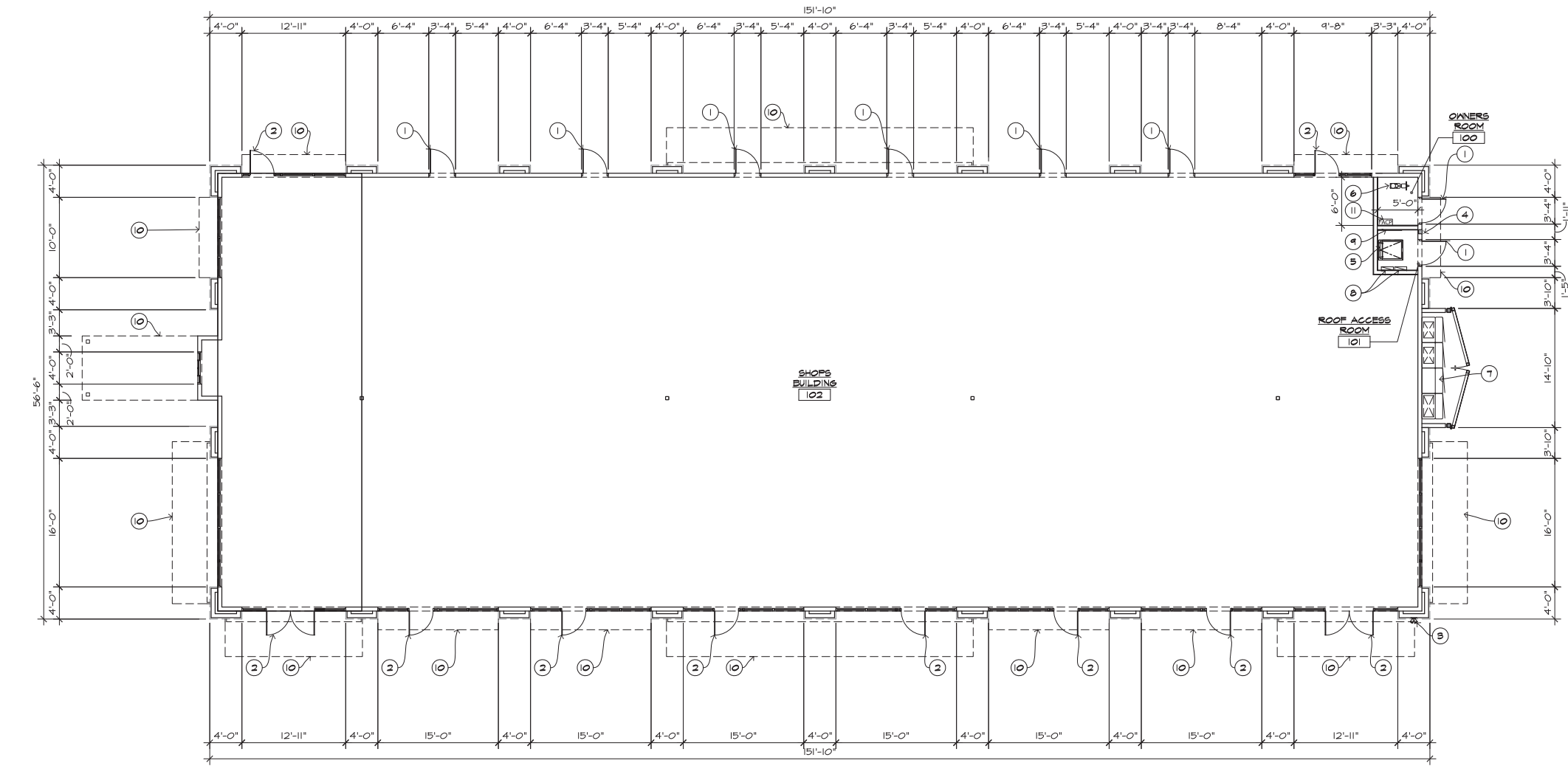
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1 SHOPS 'A' - FLOOR PLAN - (8,286 S.F.)

SCALE: 1/8" = 1'-0"



KEYNOTES:

1. HOLLOW METAL DOOR AND FRAME, REFER TO ELEVATIONS FOR COLOR.
2. ALUMINUM STOREFRONT DOOR AND FRAME, REFER TO ELEVATIONS FOR COLOR.
3. WALL MOUNTED FDC, REFER TO FIRE SPRINKLER PLANS UNDER SEPARATE REVIEW AND SUBMITTAL.
4. KNOX BOX, 3200 SERIES, ALUMINUM #3206, RECESSED INTO EXTERIOR WALL.
5. ROOF ACCESS LADDER.
6. FIRE RISER.
7. S.E.S. LOCATION.
8. ELECTRICAL PANELS.
9. TELEPHONE MOUNTING BOARD.
10. DASHED LINE INDICATES AWNING/CANOPY ABOVE, REFER TO ELEVATIONS FOR COLOR.
11. FIRE CONTROL ALARM PANEL.

**LEVEL 4**  
STUDIO

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**PROPOSED SITE PLAN**  
**S.E.C. VAL VISTA DRIVE AND QUEEN CREEK ROAD**  
**GILBERT, ARIZONA**

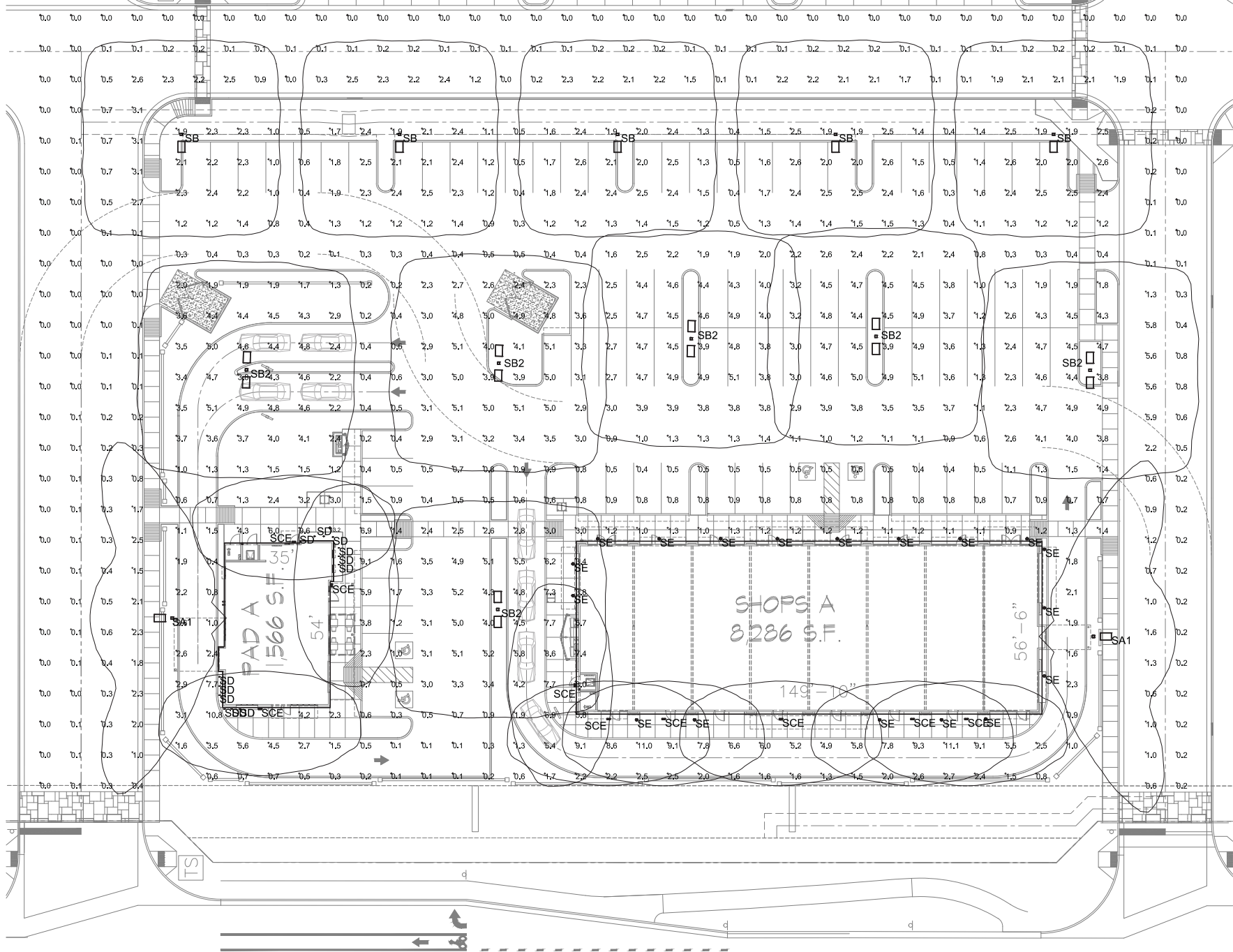
SHOPS 'A' - FLOOR PLAN

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L4S#18701

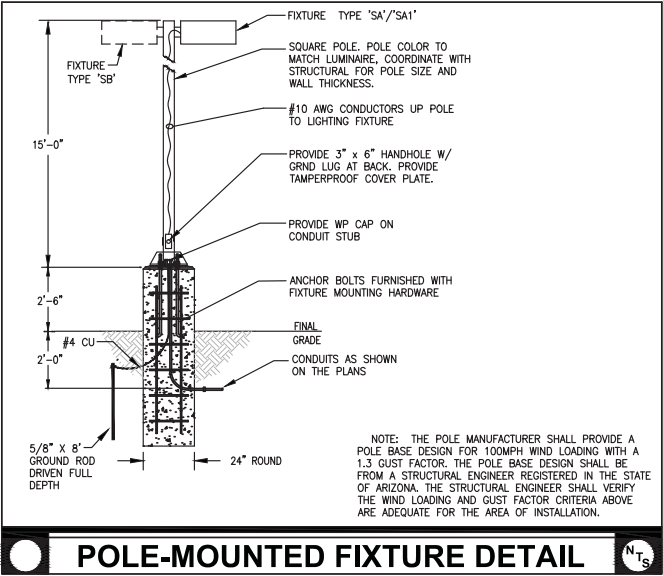
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**SITE LIGHTING PHOTOMETRIC PLAN**  
1"=20'-0"

LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	SA1	2	HUBBELL LIGHTING CL1-30L-4K-2 POLE 15'	CIMARRON CL1	30 LEDs - 4000K - 70 CRI	Absolute	0.91	70
	SB	5	HUBBELL LIGHTING CL1-30L-4K-5M POLE 15'	CIMARRON CL1	30 LEDs - 4000K - 70 CRI	Absolute	0.91	70
	SB2	6	HUBBELL LIGHTING CL1-30L-4K-5M POLE 15'	CIMARRON CL1	30 LEDs - 4000K - 70 CRI	Absolute	0.91	140
	SCE	9	EATON-INVUE ENC-E02-LED-E1-BL2	ENTRI LED LUMINAIRE (2) LIGHTBARS WITH ADJUSTED OPTICS - TYPE 2	(42) 4000K CCT, 70 CRI LEDs ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	Absolute	0.91	48.9
	SD	12	LITHONIA LIGHTING OLBFB 50K DDB	OUTDOOR LED BULLET FLOOD LIGHT WITH FLOOD DISTRIBUTION AND 5000K LEDES	LED	Absolute	0.91	11
	SE	18	TERON LIGHTING GRDW-L24.5-120-277-12CV-SM-30K	(2) LED20W-12 DRIVER WITH PERMILIGHT BB09BA-30K MODULES (8) AND A TRIP BSPD-277 SURGE PROTECTOR		Absolute	1.15	34.3

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE LANES	+	0.6 fc	5.9 fc	0.0 fc	N / A	N / A
FC @ GRADE	+	2.6 fc	13.2 fc	0.1 fc	132.0:1	26.0:1



**POLE-MOUNTED FIXTURE DETAIL**

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FOR  
INFORMATION  
ONLY

**PROPOSED SITE PLAN**  
**S.E.C. VAL VISTA DRIVE AND QUEEN CREEK ROAD**  
**GILBERT, ARIZONA**

SITE LIGHTING PHOTOMETRIC PLAN

ES1

REVISION

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